

21575

FORM No. 716—WARRANTY DEED (Individual or Corporate). (Grantees as Tenants by Entirety).

1967

VOL. 718

PAGE 2725

RENTY'S LAW PUB. CO., PORTLAND, ORE.

KNOW ALL MEN BY THESE PRESENTS, That Charles G. Maupin and Rosalie Maupin, husband and wife,

for the consideration hereinafter stated to the grantor paid by Charles K. Gates and Carol A. Gates, husband and wife, hereinafter called the grantor, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 1. West Park Addition to the city of Klamath Falls, Oregon, according to the official plat thereof on file in the records of Klamath County, Oregon.

Subject To: Reservations and restrictions in the dedication of West Park; declaration of conditions and restrictions, executed by Norman W. Jones and B. Emogene Jones, husband and wife, dated September 21, 1956, in Deed Volume 286, page 611, records of Klamath Falls, Oregon; rights of way of record and apparent thereon.

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as above set forth.

and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$2,000.00. ~~However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which) the whole~~

In construing this deed and where the context so requires, the singular includes the plural, the masculine includes the feminine and the neuter and, generally, all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on the 11 day of April, 1968; if the grantor is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its board of directors.

Charles G. Maupin
Rosalie Maupin

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath ss.

4-5, 1968

Personally appeared the above named Charles G. Maupin and Rosalie Maupin and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

(OFFICIAL SEAL) *Gerald R. Thomas*
Notary Public for Oregon
My commission expires: 9-19-71

STATE OF OREGON, County of Klamath ss.

4-5, 1968

Personally appeared Charles G. Maupin and Rosalie Maupin and each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of _____, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

TO

AFTER RECORDING RETURN TO

Bob Harris
409 Fulton
City

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 5 day of April, 1968, at 4:13 o'clock P.M., and recorded in book M-68 on page 2725 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Dorothy Rogers

Klamath County Clerk Title.

By *John L. DeLuna* Deputy
Fee: 1.50

53